



# PLANNING COMMISSION MEETING AGENDA WEDNESDAY, JANUARY 7, 2015

Joshua Oehler, Chairman  
Kristofer Sippel, Vice Chairman

David Blaser  
Carl Bloomfield  
David Cavenee

Brent Mutti  
Jennifer Wittmann  
Todd Hall, Alternate

Gilbert Municipal Center  
Council Chambers  
50 E. Civic Center Drive  
Gilbert, Arizona

Study Session: 5:00-6:00 p.m.  
Regular Meeting: 6:00 p.m.

TIME	AGENDA ITEM	ACTION
5:00 P.M.	CALL TO ORDER STUDY SESSION	
	1. <b>UP14-11</b> - Elegant Barn – A modification to an existing Conditional Use Permit (UP12-05) to allow a banquet facility for approximately 1.1 acres of real property located south of the southeast corner of Greenfield and Baseline Roads at Houston Avenue, in the Single Family Residential - 43 (SF-43) zoning district. Nichole McCarty (480) 503-6747	
	2. <b>Z14-15-D</b> - An amendment to the Town Of Gilbert Land Development Code to amend Land Use Regulation Tables in all Zoning Districts, amend Development Regulations and Site Regulations in all Zoning Districts, amend Sign Regulations and Subdivision Regulations. Jordan Feld (480) 503-6748	
	3. Discussion of Regular Meeting Agenda	
	ADJOURN STUDY SESSION	
6:00 P.M.	CALL TO ORDER REGULAR MEETING	
	ROLL CALL	
	4. APPROVAL OF AGENDA	
	5. COMMUNICATIONS FROM CITIZENS	
	At this time, members of the public may comment on matters not on the agenda. The Commission's response is limited to responding to criticism, asking staff to review a matter commented upon, or asking that a matter be put on a future agenda.	
	RECESS PLANNING COMMISSION	

TIME	AGENDA ITEM	COMMISSION ACTION
	<b>CONVENE BOARD OF ADJUSTMENT</b>	
	<p>6. <b>AP14-04 - Storage Yards for Rent:</b> Appeal to the Gilbert Board of Adjustment from the Town of Gilbert Zoning Administrator's interpretation that: 1) the use of pre-manufactured metal buildings are prohibited in the General Industrial (GI) zoning district, 2) the approved site plan does not include offices, and 3) temporary storage containers require a building permit. The Board of Adjustment may reverse or affirm, wholly or partly, or modify the decision of the zoning administrator and make such order, requirement, decision or determination as necessary. In addition, the Board of Adjustment may remand the matter to the Zoning Administrator for reconsideration, for additional information or to cure a deficiency in the record or proceeding. Jordan Feld (480) 503-6748</p> <p><b>The applicant is requesting continuance to April 1, 2015</b></p>	<b>Hearing; discussion; possible action by MOTION</b>
	<b>ADJOURN BOARD OF ADJUSTMENT AND RECONVENE PLANNING COMMISSION</b>	
	<p><b>PUBLIC HEARING (CONSENT)</b></p> <p><b>Consent Public Hearing items will be heard at one Public Hearing. After the Consent Public Hearing, these items may be approved by a single motion. At the request of a member of the Commission or Staff, an item may be removed from Consent Calendar and may be heard and acted upon separately. Other items on the agenda may be added to the Consent Public hearing and approved under a single motion.</b></p>	
	<p>7. <b>Z14-25 - Cooley Station Parcels 9 and 11:</b> Request to amend Ordinance Nos.1900 and 2179 pertaining to the Cooley Station Residential, Office and Shopping Center Planned Area Development (PAD-ROS), Ordinance Nos. 2195 and 2404 pertaining to the Cooley Station Residential 2 Planned Area Development (PAD-2), and Ordinance Nos. 2412, 2425, 2443, 2473, 2485 and 2496 pertaining to both RAD-ROS and PAD-2 and to rezone approximately 98.33 acres of real property generally located southeast of the southeast corner of Recker and Williams Field Roads from approximately 98.33 acres of Single Family Detached (SF-D) zoning district with a Planned Area Development overlay zoning district to approximately 15.28 acres of Single Family Attached (SF-A) and 83.05 acres of Single Family Detached (SF-D) zoning districts, all with a Planned Area Development overlay. Amy Temes (480) 503-6729</p>	<b>Hearing; discussion; possible action by MOTION</b>

TIME	AGENDA ITEM	COMMISSION ACTION
	<b>PUBLIC HEARING (NON-CONSENT)</b>	
	<b>Non-Consent Public Hearing items will be heard at an individual public hearing and will be acted upon by the Commission by a separate motion. During the Public Hearings, anyone wishing to comment in support of or in opposition to a Public Hearing item may do so. If you wish to comment on a Public Hearing Item you must fill out a public comment form, indicating the item number on which you wish to be heard. Once the hearing is closed, there will be no further public comment unless requested by a member of the Commission.</b>	
	<b>8. None</b>	<b>Hearing; discussion; possible action by MOTION</b>
	<b>ADMINISTRATIVE ITEM</b>	
	<b>9. Minutes</b> - Consider approval of the minutes of the Study Session & Regular Meeting of December 3, 2014.	<b>Discussion; possible action by MOTION</b>
	<b>COMMUNICATIONS</b>	
	<b>10.</b> Report from Chairman and Members of the Commission on current events.	
	<b>11.</b> Report from Council Liaison	
	<b>12.</b> Report from Planning Services Manager on current events.	
	<b>ADJOURN</b>	<b>MOTION to Adjourn</b>

Persons needing any type of special accommodation are asked to notify the Town Clerk's Office at 503-6871 at least 72 hours prior to the meeting.

The next meeting of the Planning Commission is a Regular Meeting, Wednesday, February 4, 2015, 6:00 p.m., Gilbert Municipal Center, Council Chambers, 50 E. Civic Center Drive, Gilbert, AZ

**NOTICE TO PARENTS:** Parents and legal guardians have the right to consent before the Town of Gilbert makes a video or voice recording of a minor child A.R.S. §1-602.A.9. Gilbert Planning Commission Meetings are recorded and may be viewed on Channel 11 and the Gilbert website. If you permit your child to participate in the Commission Meeting, a recording will be made. If your child is seated in the audience your child may be recorded, but you may request that your child be seated in a designated area to avoid recording. Please submit your request to the Town Clerk at 503-6871.